

REDEVELOPMENT AGENCY MINUTES

THE REDEVELOPMENT AGENCY MEETING
OF
FEBRUARY 11, 1997

The meeting called to order as The City Council at 10:20 a.m.

Roll Call Mathis, Wear, Stevens, Warden, McCarty,
 Stallings, Vargas, and Mayor Golding

 City Manager, Jack McGrory
 City Attorney, Casey Gwinn
 Secretary, Jack Fishkin

Excused : Warden

The meeting adjourned as The City Council at 10:21 a.m.

The meeting reconvened as The Joint City Council/Redevelopment Agency at 10:22 a.m.

CONSENT-ADOPTION

1. Approving resolution and documents to:

The Redevelopment Agency Fiscal Year 1996 Annual Financial Report and transmitting the reports to the City Council for approval.

See Redevelopment Agency report no. RA 97.1.

Council Companion Item No. S500.

No one spoke in opposition to this item.

Motion by Member Warden to approve (with Kehoe not present)

Second by Member Wear

Vote: 8-0

Redevelopment Agency resolution number R-2713; Document numbers D-2713a and D-2713b; and City Council resolution R-288342.

2. REQUEST TO BID CENTRE CITY EAST STREETLIGHTS PHASE II.

(RA 97-45)

The construction of certain improvements consisting of Centre City East Streetlights Phase II, making certain findings with respect to the payments for these improvements, and authorizing CCDC to bid and construct the improvements.

See Centre City Development Corporation report, dated January 9, 1997.

Council Companion Item No. S501.

This item continued to February 18, 1997.

No one spoke in opposition to the continuance.

Motion by Member Warden to continue to February 18, 1997 (with Kehoe not present)

Second by Member Wear

Vote: 8-0

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CONSENT-ADOPTION

4 ~~SAN DIEGO NAVAL TRAINING CENTER REDEVELOPMENT PROJECT~~

(RA 97-50 and RA 97-51)

Item A. Authorizing transmittal of San Diego Naval Training Center Preliminary Report to each affected taxing entity.

Item B. Authorizing submittal of proposed San Diego Naval Training Center Redevelopment Plan and related documents to Planning Commission.

See Redevelopment Agency report no. RA 97-3.

No one spoke in opposition to the continuance.

Motion by Member Warden to continue to February 18, 1997 (with Kehoe not present)

Second by Member Wear

Vote: 8-0

5. Approving resolution to:

The proposed negotiation agreement with Sage Hospitality Resources, and LP for purposes negotiating terms and conditions of an owner participation agreement for the Redevelopment of the historic San Diego Trust and Savings Building at 540 Broadway.

See Centre City Development Corporation report dated January 28, 1997.

No one spoke in opposition to this item.

Motion by Member Warden to approve (with Kehoe not present)

Second by Member Wear

Vote: 8-0

Redevelopment Agency resolution number R-2714.

The meeting adjourned as The Redevelopment Agency at 10:26 a.m.

The meeting reconvened as The Joint City Council/Redevelopment Agency at 10:30 a.m.

ADOPTION

3. Approving resolution to:

Council Item No. 332, Redevelopment Agency Companion Item no. 3.

Item A. Authorize the bid packet, as presented for the construction of Mt. Hope Public Improvements; and

Item B. Grant authorization to advertise and receive bids for construction of the Mount Hope Public Improvements in an amount not to exceed \$1,040,000 with a total project cost of \$1,223,000; and

Item C. Grant authorization to award the contract to the lowest qualified bidder, provided that the bid is within the established budget and all other requirements are met.

See Southeastern Economic Development Corporation report dated February 11, 1997.

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Council Item no. 332, and Redevelopment Agency Companion Item no. 3 (continued)

Public Testimony - Opposition

Reynaldo Pisano representing Mt. Hope residents, distributed a letter, dated February 11, 1997 with concerns on lighting and alleys in the project area. These items are not acceptable and need to be modified as follows: 1) proposal for one mid-block light on 600 block of Boundary Street is not consistent with the Redevelopment Agency action of March 5, 1996 on item no. 5, which including an addition to mid-block light, pedestrian orientated street light which was a part of Councilmember Stevens motion to Figi's disposition to the development agreement. All needs to be done is implementation of lights; 2) the Police Department has classified Mt. Hope Neighborhood as a high crime area, a need for installing high pressure sodium 250 watts light; 3) Recommend installing improved lighting high pressure 250 watts on 16 streets; 4) recommend installing high pressure sodium 2 lights, 250 watts on existing mid-block lights; 5) alley improvements change proposal of lights to high pressure sodium 250 watts between 12th street and 45th street 600 block between Raven Street and 41st street 600 block; 6) sidewalk improvements, does not include is missing approximately 50 feet of 635. Gamsby Street needs to be included; 7) driveway and cuts does not include property at 4215 Market Street, which has a house at 4211 Market Street which does not have a driveway curb cut, the property owned by Mr. and Mrs. Elisa Gentry, requesting a driveway curb cut; 8) delete cable improvement proposed expenditure for \$153,000. Public money should not be given to businesses, so they in turn may charge subscribers for cable services. Thereby earning money on public bond finance improvements which the agency does not pay back. Various wattage on lights.

Carolyn Smith, President, Southeastern Economic Development Corporation, deferred the response to Trisha McCall, engineer of Lynn McCall, to respond to Mr. Pisano concerns about the various wattage on the lighting that is proposed throughout the district.

Trisha McCall said the lights are being upgraded on Market Street to the 250 watt bulbs. It is our with city staff, that we can only do 250 on Market Street. The other areas around Market Street, residential areas are being upgraded to 150 watt high pressure sodium bulbs. Additional lighting, pedestrian lighting would require a lighting district, a special lighting district to pay for the cost and the operation of the lights. It was not in the scope of this project to actually create a new lighting district.

Ms. Smith stated, in addition to the cable improvements, this is an industrial park over 700,000 square feet of industrial use, there is no cable running to it right now. When the park was created on surplus cemetery property, the cable was not in the park. We believe, as part of our business retention efforts to retain the businesses we have in the park, that it would be necessary for us to provide that in the park.

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Council Item no. 332, and Redevelopment Agency Companion Item no. 3 (continued)

Councilmember Stevens asked why 150 instead of 250 wattage?

Ms. McCall said within the residential areas, we inquired about the upgrade and what is required in the upgrade category. According to the City lighting standards only 150.

Councilmember Stevens said in some areas you can do 250 and other areas 125?

Ms. McCall responded yes.

Councilmember Stevens asked on Market Street, you can go up to 125?

Ms. McCall responded 250 on Market Street.

Councilmember Stevens asked about residential homes on Market Street light wattage.

Ms. McCall said 250 is extremely bright, and it shines into people's homes.

Councilmember Stevens are you doing one alley? Are you paving one alley or is there more?

Ms. Smith said are two alleys.

Councilmember Stevens asked what streets are those alleys?

Ms. Smith responded one of the alleys is between Market, F Quail, and 40th Street, the other is between Market, Raven and 41st Street. She stated there is a list that was developed by the residents of Mt. Hope. SEDC staff did not develop this list, they approved this list twice and commended staff at the board meeting for this list. Ms. Smith the additions that Mr. Pisano presented is a surprise to us as we are going to bid.

Councilmember asked what is the total amount of alleys that need paving in the Mt. Hope area? Would be between Boundary Street and 42nd Street?

Ms. Smith said there is an inventory that shows approximately 50% needs to be paved based on the funding that we have, we paved what we could.

Councilmember Stevens said are you doing two alleys?

Ms. Smith said we do not have the exact number, but probably out of 6 we do 2.

Councilmember Stevens asked when was the residents lighting list done?

Ms. Smith said approximately 2 years ago.

Councilmember Stevens said he would like to work on the list Mr. Pisano presented on the safety issue of the lights, other concerns with the redevelopment agency and staff.

Ms. Smith stated this plan is a 33 year plan, and we will take these issues into our future budgeting and work plans.

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Council Item no. 332, and Redevelopment Agency Companion Item no. 3 (continued)

Councilmember Stevens asked about the wattage on the lighting, can we change it to the maximum?

Ms. McCall stated as to the list of lights in those locations each one of those locations is currently being addressed, the only difference is whether or not we can actually go to 250 versus the 150.

Councilmember Stevens said we will work with City staff, so we have the option we can do that, that is not a big problem?

Ms. McCall responded, yes that is correct.

Motion by Member Stevens to approve (with Kehoe not present)

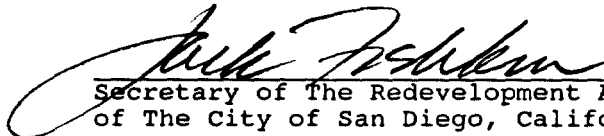
Second by Member Warden

Vote: 8-0

City Council resolution R-288333; and Redevelopment Agency resolution number R-2715.

ADJOURNMENT

The meeting adjourned at 10:40 a.m.


Secretary of The Redevelopment Agency
of The City of San Diego, California